

BANK ONE

Crown Point Ponderosa
CM 131653-86-C

REAL ESTATE MORTGAGE

936581

THIS INDENTURE WITNESSETH, that CROWN POINT PONDEROSA, an Indiana limited partnership,

of Marshall County, State of Indiana, whether one or more herein called Mortgagor, MORTGAGES AND WARRANTS TO BANK ONE, MERRILLVILLE, NA with an office located at 1000 East 80th Place, Merrillville, Indiana, hereafter called the Mortgagee, the following described real estate in Lake County, State of Indiana, to-wit:

See attached Exhibit "A" for legal description

FOR Act

SEE DOC. # 936582

together with all buildings, improvements, appurtenances, and fixtures attached, and used in connection with the real estate or hereafter acquired, attached, erected, appurtenant or used in connection with the real estate, and together with all rents, issues, income, profits, rights, privileges, interests, easements and hereditaments thereof.

This mortgage is given to secure: (a) the payment of Mortgagors Promissory Note payable to the Mortgagee dated August 27, 19 87, in the amount of SEVEN HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100----- (\$709,500.00--)

with a final payment due and payable on August 27, 1992 together with interest and any extensions or renewals thereof and likewise to secure the performance by the Mortgagor of all of Mortgagors covenants, agreements, promises, payments, and conditions contained in this mortgage, or the Note it secures, or any other instruments signed by the Mortgagor in conjunction with the indebtedness secured by this mortgage, (b) In addition, this mortgage is given to secure any and all other indebtedness or liabilities (except loans subject to the Federal Truth in Lending Act) of Mortgagors to Mortgagee or either or any of them, jointly or severally, including future advances, whether said indebtedness, liabilities or future advances be direct or indirect, primary or secondary, or contingent, which may be existing at this time or may be created at any time in the future, whether or not related to, or of the same class as the specific debt secured herein, and whether or not secured by additional or different collateral, and (c) any other debt referring to this Mortgage.

The Mortgagor for himself, his heirs, executors, administrators, successors, and assigns covenants and agrees with said Mortgagee, its successors and assigns as follows:

1. That the Real Estate mortgage hereby is free, clear, and unencumbered except as to (a) real estate taxes not yet due, (b) usual easements, covenants, and restrictions of record, (c) Real Estate Mortgage, dated December 8, 1986, from Mortgagor to Bank One, Merrillville, NA in the original amount of \$ 709,500.00 which mortgage is not in default and has an unpaid balance of \$ 709,500.00, (d) other Conditional Assignment of Rentals dated December 8, 1986 from Venture Properties, Inc. to Bank.

2. In the event this mortgage is subject to a mortgage set out in the paragraph above, or any other mortgage or encumbrance and that prior mortgage or encumbrance is in default or is foreclosed upon, then at the option of the Mortgagee this Mortgage and the Note or Notes or indebtedness it secures shall become immediately due and payable in full and further that the Mortgagee may immediately foreclose this Mortgage, all without any notice or demand whatsoever.

3. Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, convey, and assign the Property, and the Mortgagor will warrant and defend generally the title to the Property against all claims and demands, subject to any liens, easements, covenants, conditions and restrictions of record listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property.

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS

IN WITNESS WHEREOF this Mortgage has been executed by the Mortgagor on this 27th day of August, 19 87.
CROWN POINT PONDEROSA, an Indiana limited partnership, by VENTURE PROPERTIES, INC., an Indiana Corporation, GENERAL PARTNER:

By: [Signature]
Alan R. Collins, President

By: [Signature]
Chris L. Collins, Vice President

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP MORTGAGOR

STATE OF INDIANA SS:
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on this 27th day of August, A.D. 19 87 personally appeared Alan R. Collins and Chris L. Collins, as officers of Venture Properties, Inc., an Indiana Corp., General Partner of CROWN POINT PONDEROSA, an Indiana limited partnership,

personally known to me, and known to me to be the person(s) who ~~is~~ (are) described in and who executed the foregoing mortgage, and acknowledged the same to be ~~his~~ (their) voluntary act and deed for uses and purposes therein set forth.

WITNESS my hand and official seal.

[Signature]
Janis R. Bloom Notary Public

My Commission Expires: 2-13-88

Resident of Lake County

This instrument prepared by Sherril J. Tokarski, an Officer of Bank One, Merrillville, NA

TICOR TITLE INSURANCE
Highland, Indiana

MILLIAN BLASTICK
RECORDER

[Handwritten initials]

ADDITIONAL TERMS AND CONDITIONS

4. For the duration of any indebtedness hereby secured: (a) the Mortgagor will keep the aforesaid property in its present state of repair, normal wear and tear excepted; (b) Mortgagor will pay all taxes and assessments imposed on the said property and will otherwise take such action and exercise such forbearance as may be necessary in order that the said property shall not hereafter become subject to any lien or encumbrance superior to this Mortgage; (c) Mortgagor will procure and maintain insurance with insurance companies acceptable to Mortgagee, against damage to or destruction of the improvements included in said real estate by fire or windstorm or any cause customarily included in the term "extended coverage", such insurance to be in a sum not at any time less than the value of such improvements or the total of the indebtedness then hereby secured plus all taxes, assessments and indebtedness then secured by any liens or encumbrances superior hereto on such real estate, whichever is smaller, and to be payable to the Mortgagee as its interest may appear; (d) Mortgagor will deliver the policy or a certificate evidencing said insurance to the Mortgagee and will allow Mortgagee possession of the same; (e) In the event of loss, Mortgagor shall give immediate written notice to the insurance carrier and to Mortgagee. Mortgagor authorizes and empowers Mortgagee as attorney-in-fact for Mortgagor to adjust and compromise any claim under any such insurance policies, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, to endorse and deposit any insurance checks or drafts payable to Mortgagor, and to deduct therefrom Mortgagee's expenses incurred in the collection of such proceeds; provided however, that nothing contained in this paragraph 4 shall require Mortgagee to incur any expense or take any action hereunder, nor prevent the Mortgagee from asserting any independent claim or action versus any such insurance carrier in its own name.

5. If the Mortgagor shall fail to make any payment or to obtain any insurance, service or materials necessary for the performance of any of Mortgagor's covenants above set forth, then the Mortgagee at its option may do so, and its expenditures for any such purpose shall be added to and become part of the indebtedness hereby secured. Any amount so added shall, from the date of payment thereof by the Mortgagee, bear interest at the rate of interest set forth in the indebtedness.

6. Unless required by applicable law or unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the use for which all or any part of the Property was intended at the time this Instrument was executed. Mortgagor shall not initiate or acquiesce to a change in the zoning classification of the Property without Mortgagee's prior written consent.

7. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property at all reasonable times and access thereto shall be permitted for that purpose by the Mortgagor.

8. Mortgagor shall not sell or transfer all or any part of said Property, grant an option to purchase the same, lease the Property, sell the same by contract, transfer occupancy or possession of the Property, nor sell or assign any beneficial interest or power of direction in any land trust which holds title to the Property without the prior written consent of the Mortgagee.

9. The Mortgagee at its option may extend the time for the payment of any indebtedness hereby secured, or reduce the payments thereon, or accept a note or renewal note therefor, or release any part of the security, or any person liable for the indebtedness, without consent of any junior lienholder, and without the consent of the Mortgagor. No such extension, reduction, renewal or release shall effect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee. No delay by the Mortgagee in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as the mortgage is in default hereunder and no failure of the Mortgagee to exercise any of his rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

10. This Mortgage shall be governed and enforced by the laws of the State of Indiana except where the Mortgagee by reason of a law of the United States or a regulation or ruling promulgated by an agency supervising the Mortgagee is permitted to have or enforce certain provisions in this Mortgage then in that event the Mortgagee may elect to have those provisions of this Mortgage enforced in accordance with the laws of the United States. In the event that any provision of this Mortgage conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage which can be given effect without the conflicting provisions, and to this end the provisions of this Mortgage are declared to be severable. In the event that any applicable law limiting the amount of interest or other charges permitted to be collected from Mortgagor is interpreted so that any charge provided for in this Mortgage, whether considered separately or together with other charges levied in connection with this Mortgage, violates such law, and Mortgagor is entitled to the benefit of such law, such charge is hereby reduced to the extent necessary to eliminate such violation. For the purpose of determining whether any applicable law limiting the amount of interest or other charges permitted to be collected from Mortgagor has been violated, all indebtedness which is secured by this Mortgage or evidenced by the Agreement and which constitutes interest, as well as all other charges levied in connection with such indebtedness which constitute interest, shall be deemed to be allocated and spread over the stated term of the Agreement.

11. If there is a default in the payments of any indebtedness hereby secured or in the performance of any of the Mortgagor's covenants set forth in this Mortgage or other instruments signed in conjunction with the indebtedness this Mortgage secured, or if Mortgagor should abandon the aforesaid property, or if said real estate of any part thereof should be attached, levied upon or seized, or if the Mortgagor should become bankrupt or insolvent or make any assignment for the benefit of creditors, or if a receiver should be appointed for the Mortgagor, then the entire indebtedness aforesaid shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and the real estate shall be subject to foreclosure of this mortgage, and the Mortgagee if it elects to foreclose the same shall become entitled to the immediate possession of the aforesaid property together with the rents, issues, income and profits therefrom and all amounts due are payable without relief from valuation or appraisal laws and Mortgagor will pay all costs and attorneys' fees incurred by Mortgagee in the enforcement of the terms of this Mortgage.

12. (i) The word "Mortgagor" as used herein shall include all persons executing this mortgage and the word "Mortgagee" shall mean its respective successors and assigns. The singular shall mean the plural and the plural shall mean the singular and the use of any gender shall be applicable to all genders; (ii) Any forbearance by Mortgagee in exercising any right or remedy hereunder or otherwise afforded by applicable law or equity, shall not be a waiver of or preclude the exercise of any such right or remedy; (iii) Each remedy provided for in this Mortgage is distinct and cumulative to all other rights and remedies under this Mortgage or afforded by applicable law or equity, and may be exercised concurrently, independently or successively in any order whatsoever; (iv) That no change, amendment or modification of this Mortgage shall be valid unless in writing and signed by the Mortgagor and Mortgagee or their respective successors and assigns.

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being a part of the South 572.70 feet of the West 54 acres of the Southeast 1/4 of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian in the City of Crown Point, Lake County, Indiana, lying South of Beaver Dam Ditch and being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 32; thence South 89° 36' 29" East 89.32 feet along the South line of the Southeast 1/4 of said Section 32 to an intersection point (said point being on the Easterly right-of-way line of State Road #55) with a 5,777.90 foot non-tangent curve, the center of which bears South 87° 01' 00" West; thence Northerly on the East right-of-way line of said State Road #55 a distance of 164.39 feet along said curve through a central angle of 1° 37' 48" to the point of beginning; thence continuing Northerly 40.10 feet along said curve through a central angle of 0° 23' 52"; thence North 5° 00' 40.5" West 240.89 feet; thence South 89° 36' 29" East 398.77 feet; thence South 5° 00' 40.5" East 243.45 feet; thence South 84° 59' 19.5" West 397.14 feet to the point of beginning.

CRC
W/C
commonly known as: 1498 North Main Street, Crown Point, Indiana 46307